

June 16, 2014
Planning Commission Minutes
Borough of Gettysburg

Chair Wayne Mayers called to order the Monday, June 16, 2014 meeting of the Gettysburg Borough Planning Commission at 7:00 PM at the Borough Building, 59 East High Street. Those in attendance were: Commission Members Rad Schultz, Sarah Kipp and Dominic Picarelli; Planning Director Scott Dellett; Borough Management Assistant Karen Mesher and Borough Engineer Chad Clabaugh. Others in attendance were: Jim Biesecker and Jeff Zigler, both representing Gettysburg College; and Jim Hale of the *Gettysburg Times*. Commission Member Randall Hermann was absent.

Agenda and Minutes

The meeting agenda was accepted as published. Mr. Schultz moved to approve the April 21, 2014 minutes as presented. Ms. Kipp seconded, and the motion was approved with one abstention. There were no comments for items not on the meeting agenda.

New Application

Gettysburg College/Dining Hall, Stormwater Management Plan, West Lincoln Avenue

The applicant requested stormwater management plan approval for the installation of a paved area for a generator, freezer and refrigerator, a brick privacy wall with a storage rack, a paved area for dumpsters, the expansion and paving of gravel areas, and the replacement and realignment of an existing sidewalk. This project is generally consistent with the campus-wide master plan, which specified the need for campus drainage and water quality improvement in this area.

Mr. Zigler presented the application. The project area is contained within the existing Gettysburg College Campus at the Dining Hall. The total area of the campus is approximately 202 acres, while the total area for this project is approximately 9,000 square feet (0.20 acre). This project area is zoned institutional (I) as per the Borough Zoning Map. Mr. Zigler said that he met with Mr. Clabaugh and Mr. Dellett, and submitted revised plans with a response letter, dated June 17, 2014.

Mr. Clabaugh presented his review letter, dated May 30, 2014. He stated that the applicant shall address all outstanding issues referenced in the Borough Engineer's review letter dated May 30, 2014, in a manner acceptable to the Borough Engineer:

1. Section 303.A.1.b requires twenty percent (20%) of existing impervious area within the regulated activity area, when present, to be considered meadow in the model for existing conditions. Supporting calculations should be included in the report indicating this requirement has been met. Mr. Clabaugh said that the issue had been addressed.

2. Section 304.A.2 requires that the Post-development discharge rates shall not exceed the pre-development discharge rates for the 1-, 2-, 5-, 10-, 25-, 50, and 100-year 24-hour storms. The report narrative states that this requirement has been met, but the peak rate comparison chart indicates an increase in rate for the storm events. With that said, Section 302.A.2 allows for projects that propose less than 5,000 square feet of impervious to be exempted from this requirement. We would support such an exemption. Mr. Clabaugh stated that the applicant had requested an exemption.
3. Section 402.A.5 requires drainage area maps with outlines of existing and proposed drainage areas. The stormwater management report indicates a drainage area of only 0.04 acres. It is unclear what area this includes as the limit of disturbance is 0.26 acres, and the actual drainage area to the infiltration bed appears to be about 0.10 acres. Mr. Clabaugh said that the issue had been addressed.
4. The stormwater management report indicates a 2-year volume difference from Pre to Post Construction conditions of 310 CF. The infiltration trench only provides 270 CF of storage below the 6" pipe invert based on the sizes shown on the plan and profile. Mr. Clabaugh said that the issue had been addressed.
5. Section 402.A.10 requires that a project location map showing the project site property line and Section 401.A.9 requires that the existing property boundaries to be shown. We would recommend that only the nearest property line be required to be shown. This relatively minor plan has little chance of affecting a neighboring property. Mr. Clabaugh stated that the applicant did show the property line and leader (called out in plan legend).
6. Section 402.A.34 requires that the following signature block to be provided:

(Municipal official or designee), on this date **(date of signature)**, has reviewed and hereby certifies that the SWM Site Plan meets all design standards and criteria of the Gettysburg Borough Stormwater Management Ordinance, Ordinance No. **(Number assigned to the Ordinance)**.

Mr. Clabaugh said that the applicant added the above statement.

7. Section 402.B.6 requires that the design narrative needs to be sealed by a registered professional engineer. Mr. Clabaugh stated that the applicant complied with the requirement.
8. Section 502 requires that an O&M Plan be included as a component of all SWM Site Plan submissions. Such a plan shall include those items listed in Section 502.A-C. Mr. Clabaugh stated that the applicant needs to include the following in the Stormwater Plan: Site Plan / MTC Plan and attach it as Appendix A (titled as Operation MTC Plan / Stormwater Site Plan) and record it at the Courthouse as an agreement.

9. Section 504 requires that financial security be provided for the stormwater management facilities. The applicant should submit an estimate for review. Mr. Clabaugh stated that a waiver is required. The ordinance requires financial security. Mr. Clabaugh did not oppose the request, but said that the Commission must act on the waiver.
10. The site & grading notes on sheet 2 should be reviewed by the engineer. Most of the notes are not applicable to the proposed project. Mr. Clabaugh said that the issue had been addressed.
11. Mr. Clabaugh stated that the issue had been addressed, indicating what trees are to be removed on the plan and in the report. The applicant changed the sidewalk, but did not remove the trees. They also added a total additional impervious area to the plan. Mr. Clabaugh said that the impervious square feet totals 1,350 square feet, but the total is actually 1,700 square feet (which includes 20% returned to existing meadow). The difference in impervious area (3,360 square feet pre-construction vs 5,580 square feet post-construction for a difference of 2,190 square feet) is 80% vs 100% of land that is returned to meadow. The applicant just needed to make the numbers consistent on the report.
12. The total additional impervious area needs to be shown on the plan and report. Although the applicant added a site summary to the plans, Mr. Clabaugh stated that the applicant has to change the wording.

Mr. Clabaugh added the following comment to his original letter:

13. Applicant needs to update the report to include the correct volume provided. The actual volume is 449 cubic feet, but only 421 cubic feet is needed, which is the actual volume provided in the plan. The plan needs to be updated with the correct Stormwater Detention provided.

Mr. Clabaugh summarized that this plan proposed 1,350 square feet of impervious area, but since they exceed the 800-square-foot threshold of impervious area, they must perform stormwater management. Their plan, however, falls under the 5,000-square-foot threshold, so they do get some exceptions like rate control. Exceeding the 800-square-foot threshold requires that the applicant appear before the Planning Commission. Mr. Clabaugh stated that he did not have the opportunity to send out a letter regarding the applicant's revised plan, so he needed to review his original letter points.

Mr. Dellett stated that both waivers should be approved administratively (exemption and actual waiver).

Mr. Dellett stated that, based on the recommendations by the Mr. Clabaugh, the Commission should place in a motion to: waive the financial security; and to approve the submitted plan, contingent with addressing point 5, 8, 12, and 13.

Mr. Schultz moved that, based on the Borough Engineer's recommendation, to waive the requirement under Section 504 requiring financial security for Gettysburg College, and to grant the waiver. The motion was seconded by Ms. Kipp. The motion passed 3-to-0 with one abstention.

Mr. Schultz moved to approve the Stormwater Plan, contingent on addressing the points recommended in the Borough Engineer's May 30th letter: 5 (calling out the property line), 8, 12; and the additional point 13 (added by the Borough Engineer with corrected volume detention). The motion was seconded by Ms. Kipp. The motion passed 3-to-0 with one abstention.

Mr. Zigler will make the required recommended changes and forward two copies of the revised plan to Mr. Dellett. Mr. Claybaugh will update the review letter supporting the exemption in point 2, and stating that the Commission acted on points 5, 8, 12, and the additional point 13.

Planning Director's Report

Mr. Dellett gave a report updating the Central Adams County Joint Comprehensive Plan. The Steering Committee met twice, focusing on population projections and how neighboring communities would deal with the downtown plan. They formed sub-committee groups, which had filed their own reports at the June meeting. Their next meeting will be held on July 1, 2014 from 3-5 PM at the Adams County Agricultural Center on Old Harrisburg Road, and is open to the public. Topics will include the Land Use Plan Draft. The survey results summarized both the prioritizing statements that dealt with complaints, and the residents' survey addressing their access to the County Web Site. Mr. Dellett provided a report outlining the survey results.

Other Business

There was no other business.

Mr. Picarelli made the motion to adjourn; Mr. Schultz seconded the motion. The motion was approved and the meeting adjourned at 7:28 PM.

Respectfully submitted,

Karen M. Mesher
Borough Management Assistant